

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	Planning, Regulatory & General Licensing Committee
Report Subject	Planning Appeal Update: Land rear of Park Hill Tredegar Ref.: C/2017/0193
Report Author	Jane Engel
Directorate	Regeneration and Community Services
Date of meeting	22nd July 2021
Date Signed off by Monitoring Officer	

Report Information

1. Purpose of Report

To advise Members of the decision of the Planning Inspectorate in respect of a planning appeal against the refusal of planning permission ref: C/2017/01930.

The appeal related to the proposed construction of 4 no, new detached dwellings served by a new private shared driveway with parking provision for 2 no cars on each plot, including landscaping and services as well as off-site highway improvement works on land adjoining Park Hill Road, Park Hill, Tredegar.

The application was refused under delegated powers on 24th November 2020.

2. Scope of the Report

Officers were of the view that erection of four dwellings of the size and in the positions proposed would constitute overdevelopment of the site. It was considered that due to configuration and topography of the land the dwellings would have limited amenity space and the development would have appeared cramped. It was concluded on such basis that the development would have had a detrimental impact on the visual amenities and character of the surrounding area. The development was therefore considered to be contrary to policies DM1 2b and DM2a of the adopted Blaenau Gwent Local Development Plan 2012.

The applicant appealed this decision on the grounds that planning permission should have been granted. The Inspector's decision was received on the 9th June 2021 (the decision letter is attached for Members Information).

In summary, the Inspector dismissed the appeal. She was of the opinion that the development would present as an anomaly given that the detached dwellings in the immediate vicinity of the appeal site occupy a much smaller portion of their plots, resulting in greater visual relief and spacing around them. In comparison the proposed dwellings would appear to be excessively large relative to the size of their plots and, with little spacing between would read as cramped.

In conclusion, the Inspector considered that the proposed development would conflict with the aims of Policies DM1 and DM2 of the LDP which require new development to have no adverse visual impact and to be appropriate to the local context.

Accordingly, she **DISMISSED** the appeal.

3. Recommendation/s for Consideration

1. That Members note for information the appeal decision for planning application C/2017/0193 as attached at **Appendix A**.